

APPENDIX 10 – RECOMMENDED CONDITIONS (without prejudice)

1. Outline Permission – Time periods and submission of details

- a) No development shall commence until details of the access, appearance, landscaping, layout and scale (hereinafter called the reserved matters) have been submitted to and approved in writing by the local planning authority and the development shall be carried out as approved.
- b) Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered MLP/01 and document titled Preliminary Ecological Appraisal V1 (Elite Ecology, 14 March 2025) received by the local planning authority on 17 March 2025. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Self-build scheme

The dwelling hereby permitted shall be built as a self-build or custom-build home as defined in the Self-build and Custom Housebuilding Act 2015 (as amended).

Prior to the commencement of development, a scheme shall be submitted to and approved in writing by the Local Planning Authority demonstrating how the dwelling will meet the definition of self-build or custom-build housing. The scheme shall include:

- a) Details confirming that the initial occupier will have primary input into the design and layout of the dwelling;
- b) A timetable for construction and occupation;
- c) Evidence of legal or financial interest in the plot by the intended self-builder or custom builder.

The development shall be carried out in accordance with the approved scheme, and the dwelling shall not be occupied other than by the person(s) identified in the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the dwelling is delivered as a self-build or custom-build home in accordance with national policy and the Self-build and Custom Housebuilding Act 2015

(as amended), and to ensure eligibility for exemption from the biodiversity net gain requirements under Schedule 7A of the Town and Country Planning Act 1990.

4. External materials

Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details

Reason: To ensure that the external appearance of the dwellinghouse is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.

5. Parking details required

Prior to the commencement of the development details of off-street parking space within the site shall be submitted to and approved in writing by the local planning authority. The development shall not be occupied until the parking space so-approved has been provided in full accordance with the approved details. The parking space shall thereafter be retained in accordance with the approved details and shall remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

6. Details of turning space required

Prior to the commencement of the development, details of vehicle turning space within the site (allowing vehicles to turn so that they may enter and leave the site in a forward gear) shall be submitted to and approved in writing by the local planning authority. The development shall not be occupied until the turning space has been provided in full accordance with the approved details. The turning space shall thereafter be so-retained and shall be used for no other purpose.

Reason: To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety. Relevant policy: Core Strategy policies CP3 & CP6.

7. Cycle parking details required

Prior to the commencement of the development hereby permitted details of secure and covered bicycle storage/ parking facilities for the occupants of [and visitors to] the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and

shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

8. Drainage strategy

No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

- a) Calculations indicating the existing runoff rate from the site.
- b) BRE 365 test results demonstrating whether infiltration is achievable or not.
- c) Use of SuDS following the SuDS hierarchy, preferably infiltration.
- d) Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100-year flood event with a 40% allowance for climate change and runoff controlled at existing rates, or preferably better.
- e) If connection to an existing surface water sewer is proposed, we need to understand why other methods of the SuDS hierarchy cannot be implemented and see confirmation from the utilities supplier that their system has got capacity and the connection is acceptable.
- f) Groundwater monitoring confirming seasonal high groundwater levels in the area.
- g) A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.
- h) Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reason: This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

9. Landscaping

The reserved matters application shall include full details of both hard and soft landscape proposals to be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment),

schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

10. Boundary treatments

The reserved matters application for the development shall include details of all boundary treatments and other means of enclosure to be submitted to the Local Planning Authority for a written approval. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

Reason: In the interests of amenity and highway safety. Relevant policy: Core Strategy policies CP1, CP3 and CP6

11. Biodiversity enhancement measures

Prior to the occupation of the development, full details of biodiversity enhancements, to include bird boxes and two bat tubes, bricks or boxes integrated into the new building, and locally native wildlife friendly landscaping, shall be submitted to and approved in writing by the local planning authority. The biodiversity enhancements shall be installed prior to the first occupation of the development and shall thereafter be retained as approved.

Reason: To incorporate biodiversity in and around developments in accordance with section 15 of the NPPF, Core Strategy policy CP7 and MDD Local Plan policy TB23.

12. Bin collection area details required

No building shall be occupied until details of on-site collection area(s) for refuse and recyclable materials have been constructed in accordance with details to be submitted to and approved in writing by the local planning authority. The collection areas/ facilities shall be permanently retained as so-approved and used for no purpose other than the temporary storage of refuse and recyclable materials (on collection days only).

Reason: To ensure the efficient collection of waste materials whilst avoiding highway obstruction and loss of visual amenity, in the interests of a functional development, the character of the area, highway safety & convenience and the quality of the pedestrian

environment. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC04.

13. Biodiversity mitigations

Works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in Section 5.3 of the submitted Preliminary Ecological Appraisal V1 (Elite Ecology, 14 March 2025) unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

14. Future homes standard

The dwelling hereby permitted shall meet the interim Future Homes Standard in accordance with the requirements of the Building Regulations. No dwelling shall be occupied until compliance has been confirmed by an accredited assessor certifying that a 31% reduction in carbon dioxide emissions has been achieved per the Standard.

Reason: To ensure developments contribute to sustainable development in accordance with the requirements of Part L of the Building Regulations. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policy CC04.